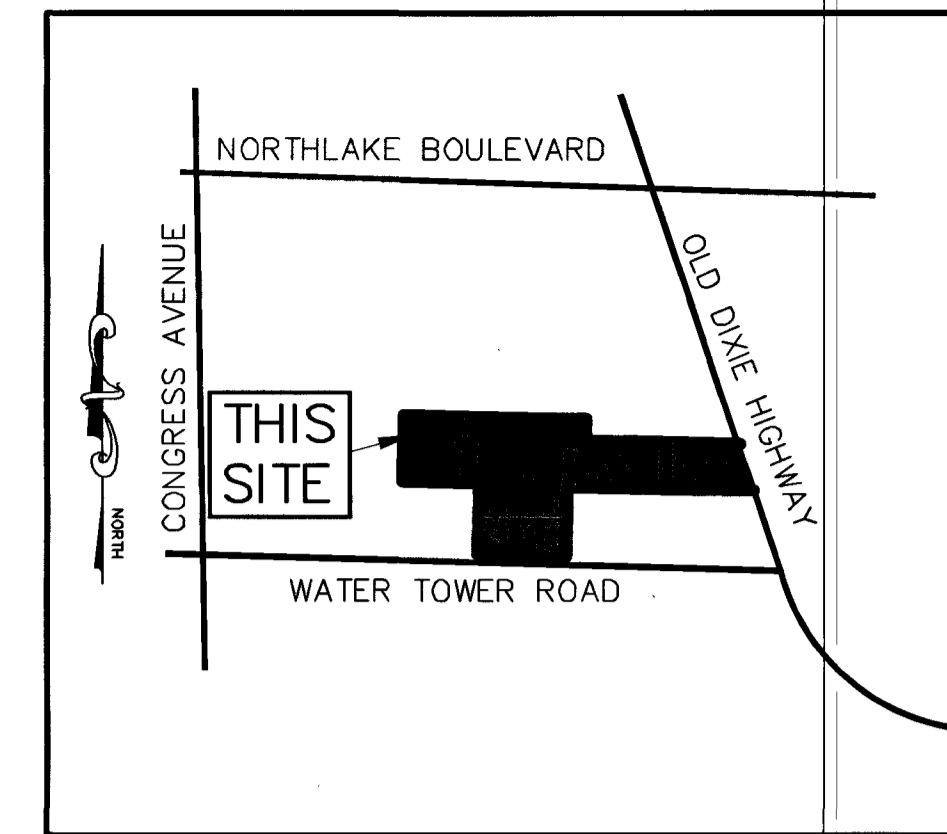


DALFEN WATERTOWER INDUSTRIAL

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, TRACT "A" AND WATER MANAGEMENT TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 60 AND 61 AND TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



LOCATION MAP
NOT TO SCALE

194

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:59 P.M.
THIS 15 DAY OF June
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 192 ON
PAGES 194 THROUGH 197

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS DALFEN WATERTOWER INDUSTRIAL, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, TRACT "A" AND WATER MANAGEMENT TRACT "B" OF 1100 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 60 AND 61 AND TRACT "A", SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N. 01°19'36" E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 325.02 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S. 88°28'28" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 888.19 FEET TO THE NORTHEAST CORNER OF LOT 3, ACCORDING TO THE SAID PLAT OF 1100 COMMERCE PARK; THENCE S. 01°19'36" W., ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE 100.00 FEET; THENCE S. 88°28'28" E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 739.50 FEET; THENCE S. 09°02'52" E., ALONG THE EAST LINE OF LOT 1 AND TRACT "A" OF SAID PLAT, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 228.72 FEET; THENCE N. 88°28'51" W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 702.77 FEET TO THE NORTHEAST CORNER OF SCHUMACHER AT WATER TOWER ROAD RECORDED IN PLAT BOOK 85, PAGES 163 AND 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S. 01°19'36" W., ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF SAID PLAT, THENCE N.88°28'51"W., ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 602.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A". THENCE N.01°19'36"E., ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 450.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A". THENCE N.88°28'51"W., ALONG THE SOUTH LINE OF THE PLAT OF 1100 COMMERCE PARK, AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 364.10 TO THE POINT OF BEGINNING.

SAID PARCEL BEING 730,524 SQUARE FEET OR 16.7705 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, PALM BEACH COUNTY.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF LAKE PARK, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PORTION OF THE PLATS

1100 COMMERCE PARK AS RECORDED IN PLAT BOOK 98 AT PAGES 60 AND 61 AND SCHUMACHER AT WATER TOWER ROAD, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 163 AND 164, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 15TH DAY OF May, 2023.

DG LAKE PARK PROPERTY OWNER, L.P.,
A DELAWARE LIMITED PARTNERSHIP
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: DG LAKE PARK PROPERTY OWNER, GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

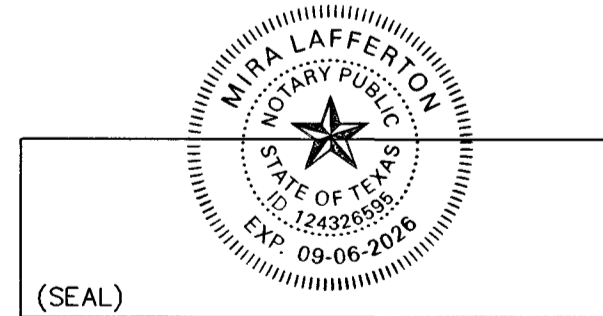
WITNESS: *[Signature]*
PRINT NAME: DANIEL ELIZONDO
WITNESS: *[Signature]*
PRINT NAME: Timothy W. Kraftson

BY: *[Signature]*
JOSEPH WALKER
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF Texas
COUNTY OF Dallas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15TH DAY OF May, 2023 BY JOSEPH WALKER THE AUTHORIZED SIGNATORY OF DG LAKE PARK PROPERTY OWNER, GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF DG LAKE PARK PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Mira Lafferton
PRINT NAME
MY COMMISSION EXPIRES: 9/6/2026
COMMISSION NUMBER: 24326595

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF Miami-Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33817, AT PAGE 1148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

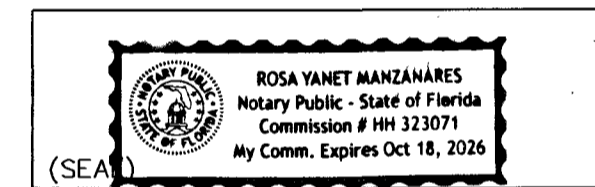
IN WITNESS WHEREOF, THE NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22ND DAY OF May, 2023.

WITNESS: *[Signature]* TD BANK, N.A.
PRINT NAME: Alexis Flores A NATIONAL BANKING ASSOCIATION
AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Raebbs A. Mirr NATHAN PERLMUTTER
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22ND DAY OF May, 2023, BY NATHAN PERLMUTTER, AS VICE PRESIDENT OF TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Rosa Manzanares
PRINT NAME
MY COMMISSION EXPIRES: 10/18/2026
COMMISSION NUMBER: HH323071

TOWN OF LAKE PARK REVIEWING SURVEYOR'S CERTIFICATE:

TOWN OF LAKE PARK
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA.

DATE: June 14th 2023 *[Signature]*
GARY A. RAYMAN, P.L.S.
PROJECT MANAGER
LICENSED SURVEYOR 2633
STATE OF FLORIDA

TOWN OF LAKE PARK APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SEC. 177-071(1)(a), FLORIDA STATUTES, THIS 14TH DAY OF JUNE, A.D. 2023

BY: *[Signature]* Adam Swaney
ROBERT C. RENNEBRUM - TOWN ENGINEER
BY: *[Signature]* Roger Michaelson
MICHAEL GROUNDE - MAYOR
BY: *[Signature]* Vivian Mendez
VIVIAN MENDEZ - TOWN CLERK

New Mayor
Antoniina Panoor
6-7-23

DG LAKE PARK PROPERTY OWNER GP, LLC

MORTGAGEE

TOWN OF LAKE PARK
ENGINEER

TOWN OF LAKE PARK
CLERK

TOWN OF LAKE PARK
REVIEWING SURVEYOR

SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LAKE PARK, PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARING SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 88°28'51" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF LAKE PARK.

DATED: 5-24-2023 *[Signature]*
DAVID P. LINDLEY
PROFESSIONAL LAND
STATE OF FLORIDA
SURVEYOR #5005
LB #3591

